| 096.0 | 0001 | 0003.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 892,800 | / | 892,800 |
| USE VALUE: | 892,800 | / | 892,800 |
| ASSESSED: | 892,800 | / | 892,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 97 | | FALMOUTH RD W, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BENNETT ROBERT A ETAL/ TRS |
| Owner 2: | BENNETT AZNAVOURIAN REALTY TR |
| Owner 3: | |
| Street 1: | 97 FALMOUTH ROAD WEST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | AZNAVOURIAN LYNETTE E - |
| Owner 2: | LIFE ESTATE - |
| Street 1: | 97 FALMOUTH ROAD WEST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1969, having primarily Vinyl Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9105.000 | 407,600 | | 485,200 | 892,800 |
| Total Card | 0.209 | 407,600 | | 485,200 | 892,800 |
| Total Parcel | 0.209 | 407,600 | | 485,200 | 892,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.76 | /Parcel: 464.76

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 62666 | | | 11/16/18 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 096.0-0001-0003.0

!7840!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 407,600 | 0 | 9,105. | 485,200 | 892,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 395,800 | 0 | 9,105. | 485,200 | 881,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 395,800 | 0 | 9,105. | 485,200 | 881,000 | 881,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 307,500 | 0 | 9,105. | 485,200 | 792,700 | 792,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 307,500 | 0 | 9,105. | 415,900 | 723,400 | 723,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 307,500 | 0 | 9,105. | 388,200 | 695,700 | 695,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 307,500 | 0 | 9,105. | 332,700 | 640,200 | 640,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 305,600 | 0 | 9,105. | 298,100 | 603,700 | 603,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:16:25 |

**LAST REV**

| Date | Time |
|---|---|
| 05/07/19 | 14:53:38 |
| apro | |

PAT ACCT. 7840

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 62666 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| AZNAVOURIAN LYN | 70503-40 | | 1/12/2018 | Convenience | 1 | No | No | | |
| AZNAVOURIAN LYN | 62434-23 | | 8/12/2013 | Convenience | 1 | No | No | | |
| | 20750-201 | | 9/1/1990 | | 252,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/8/2012 | 126 | Siding | 12,000 | | | | | vinyl siding |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/16/2018 | MEAS&NOTICE | CC | Chris C |
| 5/7/2012 | Info Fm Prmt | MM | Mary M |
| 6/17/2009 | Measured | 189 | PATRIOT |
| 10/24/2000 | Hearing N/C | 201 | PATRIOT |
| 11/17/1999 | Inspected | 267 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/18/1999 | Measured | 256 | PATRIOT |
| 7/26/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9105 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 4 | | | | | | | | | 485,208 | | | | | | 485,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.20902 | Total SF/SM: | 9105 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 485,208 | Spl Credit | | Total: | 485,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 5 | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1969 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 18.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.19659030 |
| Const Adj.: | 0.99961466 |
| Adj $ / SQ: | 155.497 |
| Other Features: | 99500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 498869 |
| Depreciation: | 91293 |
| Depreciated Total: | 407576 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

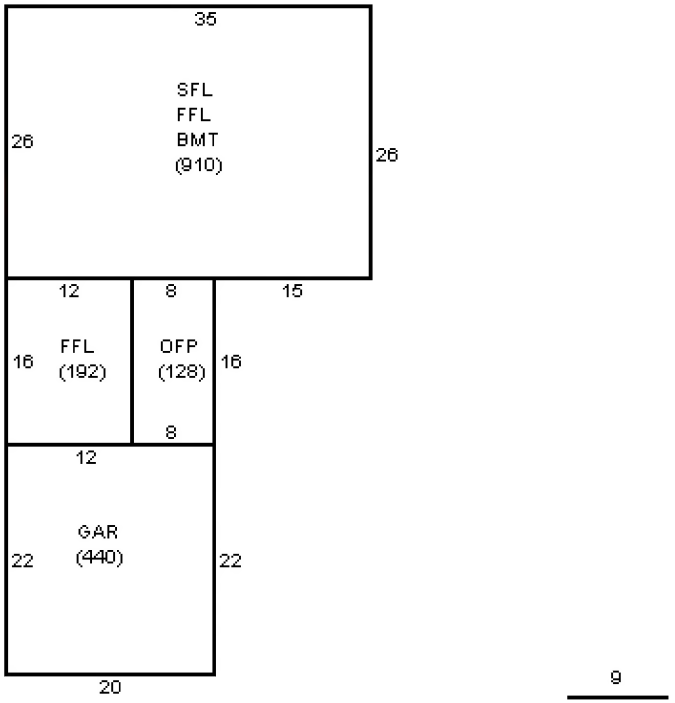
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 171.05 |
| Special Features: | 0 | Val/Su Net: | 119.92 |
| Final Total: | 407600 | Val/Su SzAd | 212.18 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,102 | 155.500 | 171,357 |
| BMT | Basement | 910 | 46.650 | 42,451 |
| SFL | Second Floor | 819 | 155.500 | 127,352 |
| GAR | Garage | 440 | 20.670 | 9,096 |
| OFP | Open Porch | 128 | 29.380 | 3,761 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,399 | | | Total: | 354,017 |
| Size Ad | 1921 | Gross Area | 3490 | FinArea | 1921 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## PARCEL ID

096.0-0001-0003.0